



RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE 902 ALDER STREET AFFORDABLE HOUSING DEVELOPMENT AND JUVENILE SERVICES CENTER AND SHELTER PROJECT AT HONOLULU, OAHU, HAWAII, TAX MAP KEY 2-3-012: 019.

WHEREAS, the Kobayashi Group, LLC, and its development entity, MK Alder Street, LLC (the "Applicants"), propose to develop an affordable rental housing project and Juvenile Services Center on 1.45 acres of land zoned A-2 Medium Density Apartment District, owned by the State of Hawaii, and located at 902 Alder Street in Honolulu, identified as Tax Map Key 2-3-012: 019, as shown generally on Exhibits A through D (the "Project"); and

WHEREAS, the Project involves the demolition of the two existing buildings and the development of a new Juvenile Services Center (the "Center"); a 20-story, 201-unit affordable rental housing tower (the "Tower"); and a six-story 263-stall parking podium (the "Podium"); and

WHEREAS, the Applicants will provide 200 dwelling units (99.5 percent of the total units) as affordable rental units, which will be affordable to households earning 60 percent and below of the area median income ("AMI") for Honolulu, and remain affordable for a period of 72 years. Of the 200 affordable rental units, 10 will be affordable to households earning 30 percent or below of the AMI; and

WHEREAS, the Project is eligible to receive consideration under the City's rules regulating implementation of Section 201H-38 of the Hawaii Revised Statutes ("HRS"), which require that at least 50 percent of a project's total units must be available to households earning at or below 80 percent of the AMI; and

WHEREAS, the City Council is empowered and authorized to approve the Project, which may include exemptions from statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivision, development and improvement of land, and the construction of units thereon pursuant to HRS Sections 46-15.1 and 201H-38; and

WHEREAS, the City Council has reviewed the preliminary plans dated August 30, 2018 and September 1, 2018, and outline specifications dated October 2018, prepared for the Project by Design Partners Inc. and R.M. Towill Corporation, and submitted to the Council by the Department of Planning and Permitting ("DPP") on February 19, 2019 by Departmental Communication 104 (2019); and



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WHEREAS, the Project is consistent with the housing and community development goals and objectives of the City; and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the exemptions meet the intent of HRS Chapter 201H, and the minimum requirements of health and safety; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the Project, which approval includes exemptions from certain requirements for the Project as set forth in the preliminary plans and specifications referenced above, as generally identified below:

Application Fees and Infrastructure and/or Public Works Fees and Charges

1. Exemption from Section 18-6.1 of the Revised Ordinances of Honolulu 1990 ("ROH"), to allow an exemption from payment of plan review fees, estimated at \$25,000.
2. Exemption from ROH Section 18-6.2, to allow an exemption from payment of building permit fees, estimated at \$296,800.
3. Exemption from ROH Section 14-14.4, to allow an exemption from grading, grubbing, and stockpiling permit fees, estimated at \$8,000.
4. Exemption from ROH Sections 14-10.1 and 14-10.3, to allow an exemption from payment of wastewater system facility charges, estimated at \$972,552.
5. Exemption from ROH Section 14-12.12(f) to allow an exemption from the private storm drain connection license fee, estimated at \$200.

Fire Department Plan Review Fees

6. Exemption from ROH Section 20-1.1, to allow an exemption from Fire Department plan review fees, estimated at \$29,680.

Board of Water Supply ("BWS") Rules and Regulations

7. Exemption from Sections 1-102, 2-202(2) and 2-202(3) of the BWS Rules and Regulations, to allow an exemption from payment of water system facility fees



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attributed to the affordable dwelling units. The amount of the exemption will be determined by the BWS during the building permit review process.

Park Dedication Ordinance Requirements

8. Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication requirements for the Project's affordable housing component, totaling approximately 22,110 square feet of park space, or payment of an equivalent in-lieu fee, estimated at \$4,532,550.

Land Use Ordinance ("LUO")

9. Exemption from LUO Section 21-3.80-1(b) and Table 21-3.3 to allow a Project floor area ratio ("FAR") of approximately 3.16 (instead of an FAR of 1.9).
10. Exemption from LUO Section 21-3.80-1(b) and Table 21-3.3 to allow a Project lot coverage of approximately 61 percent or 38,400 square feet (instead of approximately 40 percent or 25,272 square feet).
11. Exemption from LUO Section 21-3.80-1(b) and Table 21-3.3 to allow a Project maximum building height of 178.5 feet (instead of a 150-foot height limit).
12. Exemption from LUO Section 21-4.30 to allow the construction of a new 10-foot-high security wall for the Center in the front and side yards; provided that all other walls, including privacy walls, may not exceed the six-foot height limit for walls located in yards.
13. Exemption from LUO Table 21-6.20 and Table 21-6.3, to allow the Project to provide a total of 263 off-street parking stalls, which is 99 fewer than the required 362 off-street parking stalls.
14. Exemption from LUO Section 21-6.120(b), to allow the large loading space at the porte cochere on Alder street to have a vertical clearance of 11.5 feet (instead of the required 14-foot vertical clearance).
15. Exemption from LUO Section 21-6.130(f) to allow loading space maneuvering areas to encroach into the front yard; and



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BE IT FURTHER RESOLVED that the approval of the foregoing exemptions is subject to the following conditions:

- A. The Applicants shall execute a development agreement that includes terms, conditions, and provisions to facilitate the efficient development and monitoring of the Project, and to ensure the Project's compliance with the requirements of HRS Chapter 201H and this resolution, including the Exhibits attached hereto; and
- B. The Applicants shall provide 109 long-term and 38 short-term off-street bicycle parking spaces on the Project site in compliance with LUO Section 21-6.150; and

BE IT FURTHER RESOLVED that references to specific statutes, ordinances, or regulations include any respective successor statutes, ordinances or regulations; and

BE IT FURTHER RESOLVED that this resolution is null and void unless construction of the Project commences no later than 24 months after the effective date of this resolution; and

BE IT FURTHER RESOLVED that the exemptions granted for this Project are not transferable to any other real property; and

BE IT FURTHER RESOLVED that the final plans and specifications for the Project constitute the zoning, building, and construction standards for the Project and are approved if those plans and specifications do not substantially deviate from the preliminary plans and outline specifications submitted to the Council; provided that minor modifications to the design character or specifications of the building or landscaping, may be approved by the DPP, if such modifications are consistent with the prevailing neighborhood character; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials or employees, on account of actions taken by them in reviewing or approving the plans and specifications, or in granting the exemptions listed herein; and

BE IT FURTHER RESOLVED that the Director of Planning and Permitting is authorized to execute the development agreement referenced above, pursuant to terms, conditions, and provisions approved as to form and legality by the Corporation Counsel as necessary, advisable, or desirable for the purpose of carrying out this resolution; and



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 19-19, CD1

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BE IT FURTHER RESOLVED that the Director of Planning and Permitting is authorized to execute any incidental or related documents to carry out the transactions described above, so long as said documents do not increase either directly or indirectly the financial obligations of the City; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to: Kathy K. Sokugawa, Acting Director, Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Kobayashi Group, LLC, 1288 Ala Moana Boulevard, Suite 201, Honolulu, Hawaii 96814; and Keith Kurahashi, R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawaii 96819.

INTRODUCED BY:

Ann Kobayashi (br)

DATE OF INTRODUCTION:

February 4, 2019
Honolulu, Hawaii

Councilmembers

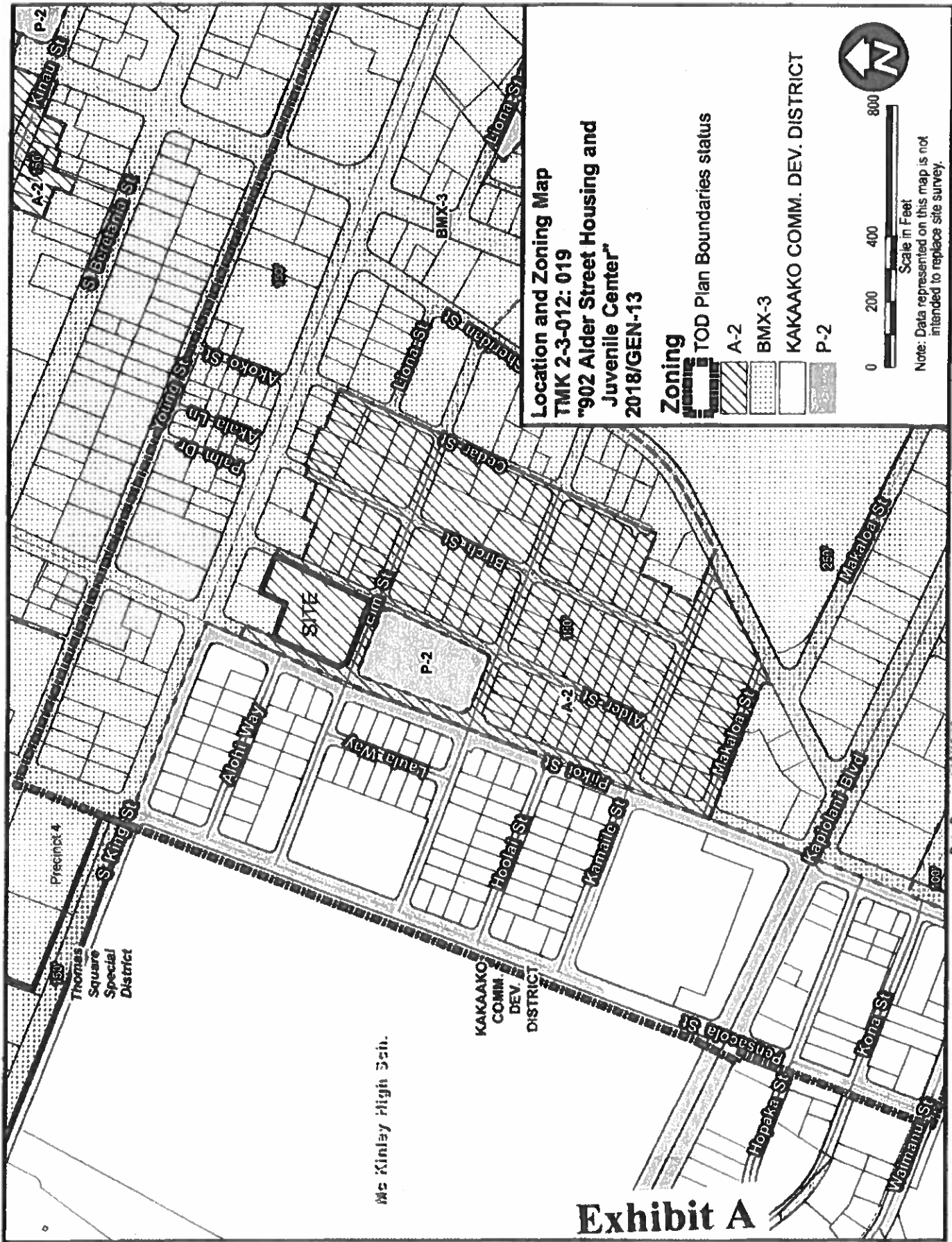
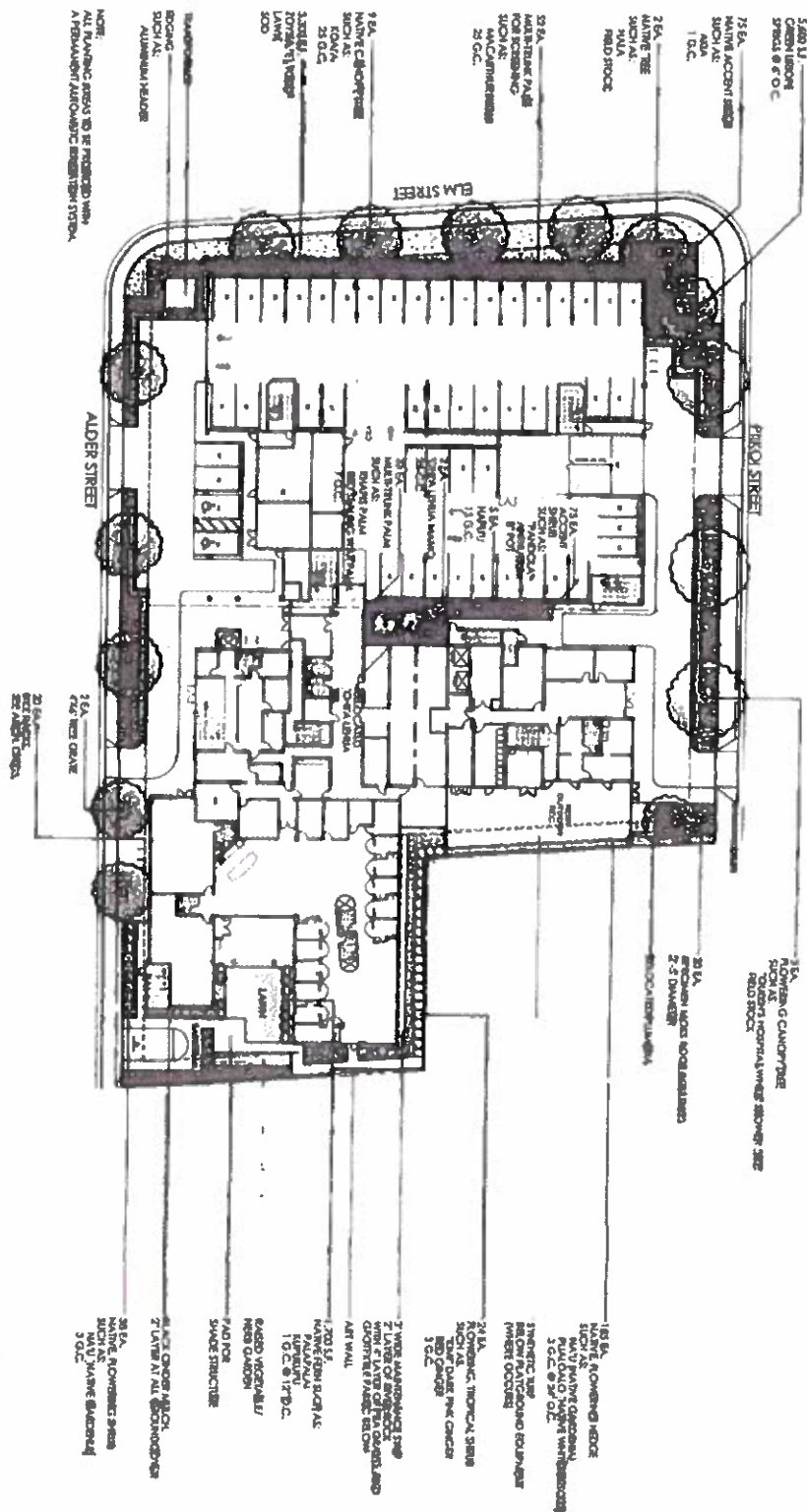


Exhibit A

COMPETING INTERESTS



L-200

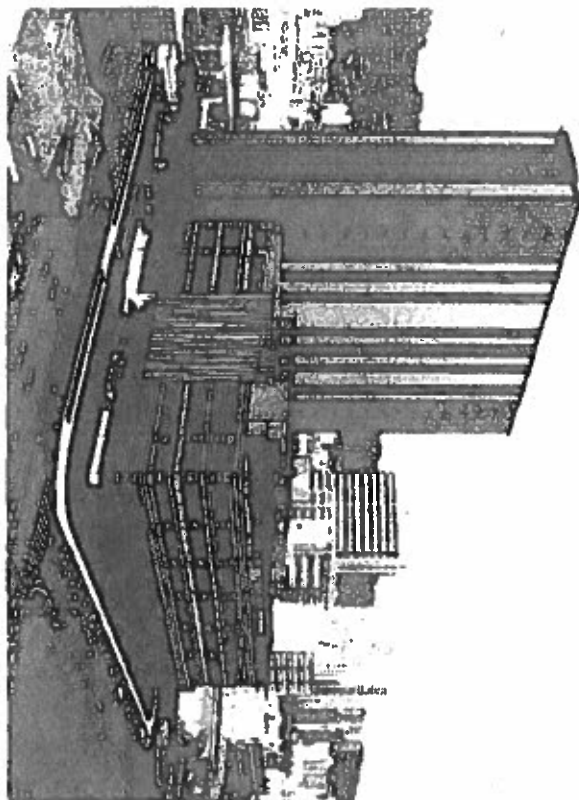
802 ALDER STREET

INTERPOLARITY AND THE BOUNDEDNESS OF

Exhibit B

902 ALDER STREET

MIXED-USE DEVELOPMENT FOR AFFORDABLE RENTAL HOUSING & JUVENILE SERVICES CENTER / SHELTER



902 ALDER STREET
HONOLULU, HAWAII 96814

SCHEMATIC DESIGN PACKAGE
31 AUGUST 2018

SCHEMATIC DESIGN

G1-001 <small>SCHEMATIC DESIGN</small>	902 ALDER STREET AFFORDABLE RENTAL HOUSING & JUVENILE SERVICES CENTER TITLE SHEET	PROJECT NO. 18-001	SHEET NO. 1 OF 1	DATE 31 AUGUST 2018	SCALE AS SHOWN
		PREPARED BY ARCHITECT	CHECKED BY ARCHITECT	APPROVED BY ARCHITECT	SEAL ARCHITECT

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 19-19, CD1

Introduced: 02/04/19 By: ANN KOBAYASHI – BY REQUEST Committee: ZONING AND HOUSING

Title: RESOLUTION AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE 902 ALDER STREET AFFORDABLE HOUSING DEVELOPMENT AND JUVENILE SERVICES CENTER AND SHELTER PROJECT AT HONOLULU, OAHU, HAWAII, TAX MAP KEY 2-3-012: 019.

Voting Legend: * = Aye w/Reservations

02/28/19	ZONING AND HOUSING	CR-61 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AS AMENDED IN CD1 FORM.
03/08/19	COUNCIL	CR-61 AND RESOLUTION 19-19, CD1 AS AMENDED WERE ADOPTED. 7 AYES: ELEFANTE, FORMBY, FUKUNAGA, KOBAYASHI, MANAHAN, PINE, TSUNEYOSHI. 2 ABSENT: ANDERSON, MENOR.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.



GLENN TAKAHASHI, CITY CLERK



ANN H. KOBAYASHI, INTERIM CHAIR AND PRESIDING OFFICER